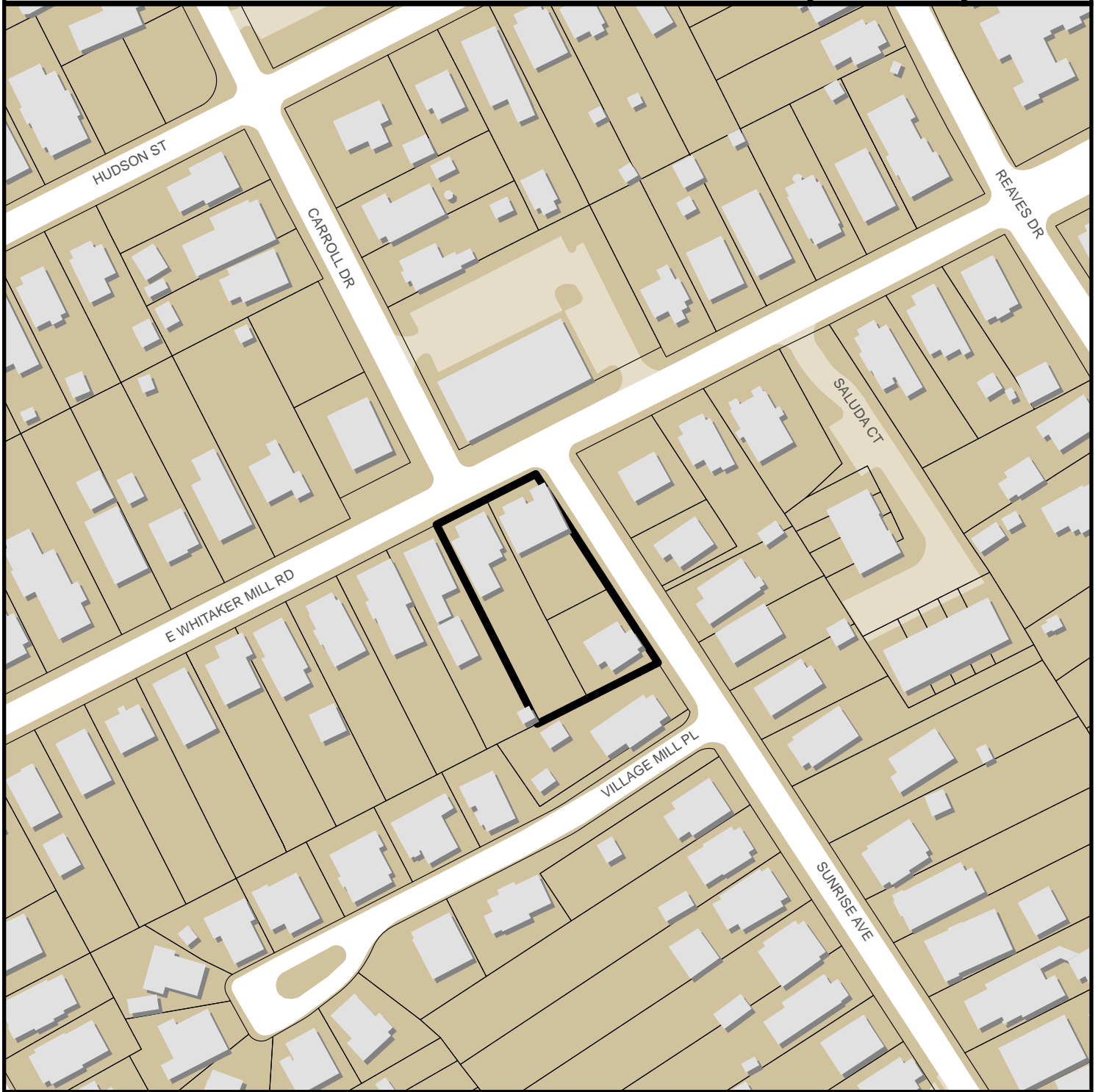


WHITAKER MILL SUBDIVISION S-52-2014



0 175 350 Feet

Zoning: **R-10**
CAC: **Five Points**
Drainage Basin: **Pigeon House**
Acreage: **0.49**
Number of Lots: **4**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **David Weekley**
Homes
Phone: **(919) 659-1502**





Planning & Development

S-52-201

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Group # 341379

Preliminary Development Plan Application

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multi-family (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input checked="" type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 413242 Assigned Project Coordinator Assigned Team Leader
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION			
Development Name Whitaker Mill Subdivision			
Proposed Use 4 Residential Single Family Lots			
Property Address(es) 124 E Whitaker Mill Rd, 1629 Sunrise Ave, 122 E Whitaker Mill Rd			
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply: 1704-78-0569, 1704-78-1512, 1704-78-0534			
P.I.N. Recorded Deed Bk: 12302; Pg: 2129	P.I.N. Recorded Deed Bk: 12302; Pg: 2129	P.I.N. Recorded Deed Bk: 14140; Pg: 756	P.I.N. Recorded Deed
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Other: If other, please describe:			
PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. Administrative Approval Per UDO 10.1.8		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. N/A		
CLIENT (Owner or Developer)	Company David Weekley Homes		Name (s) Ryan Jackson
	Address 15401 Weston Parkway, Suite 175; Cary, NC 27513		
	Phone 919-659-1502	Email RJackson@dwhomes.com	Fax
CONSULTANT (Contact Person for Plans)	Company The Nau Company, PLLC		Name (s) Timothy Nau, PE
	Address PO Box 810; Rolesville, NC 27571		
	Phone 919-435-6395	Email tnau@thenauco.com	Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) R-10	Proposed building use(s) Single Family Residential
If more than one district, provide the acreage of each	Existing Building(s) sq. ft. gross Not available
Overlay District Five Points East	Proposed Building(s) sq. ft. gross TBD
Total Site Acres 0.49 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) TBD
Off street parking Required N/A Provided N/A	Proposed height of building(s) Not to exceed 40 ft
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) TBD
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage (site plans only)
CUD (Conditional Use District) case # Z- N/A	

Stormwater Information

Existing Impervious Surface acres/square feet 6,630 sf	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface acres/square feet TBD	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

The proposed plan proposes 4 lots instead of three. The proposed lots will remain R-10.

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached <input type="checkbox"/> Attached <input type="checkbox"/>	11. Total number of all lots 4
2. Total # Of Single Family Lots 4	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units 0	If Yes, please answer the questions below:
4. Total # Of Congregate Care Or Life Care Dwelling Units 0	a) Total number of Townhouse Lots
5. Total # Of Mobile Home Lots 0	b) Total number of Single Family Lots
6. Total Number of Hotel Units 0	c) Total number of Group Housing Units
7. Overall Total # Of Dwelling Units (1-6 Above) 4	d) Total number of Open Space Lots
8. Bedroom Units 1br 2br 3br 4br or more <input checked="" type="checkbox"/>	e) Minimum Lot Size
9. Overall Unit(s)/Acre Densities Per Zoning District(s) 8 units/acre	f) Total Number of Phases
10. Total number of Open Space (only) lots 0	g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No
	h) Must provide open space quotient per City Code 10-3071 (5)

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

I hereby designate Mr. Ryan Jackson (David Weekley Homes) to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

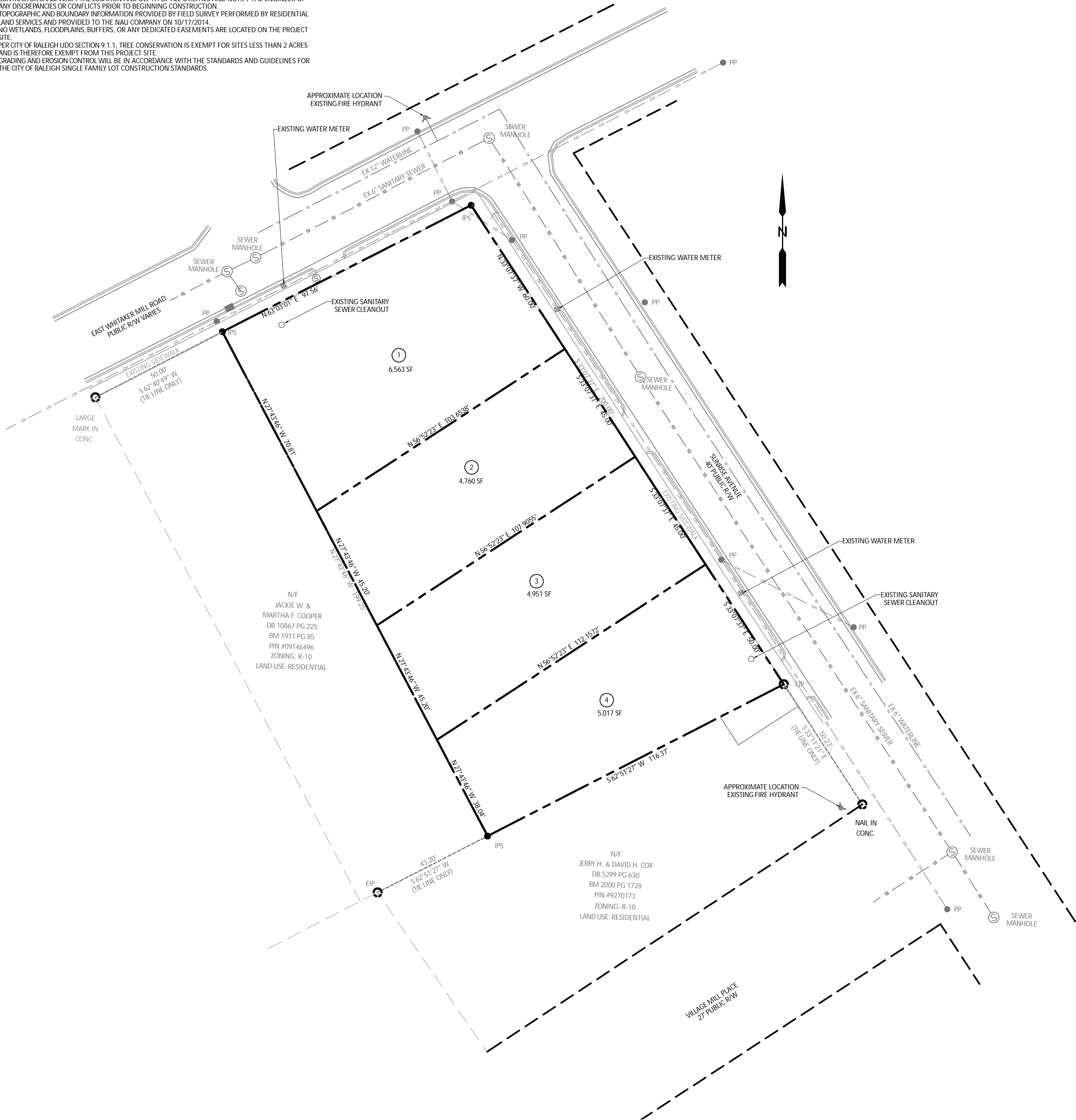
I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Walter P. Gurley Jr. WPG Properties LLC Date 10/27/14

Signed James O'Connor Old Oak Tree Date Properties LLC 10/28/14

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		✓		
2. <u>Preliminary Development Plan Application</u> completed and signed by the property owner	<input checked="" type="checkbox"/>		✓		
3. Client must complete and print page 1 and 2 of the <u>Preliminary Development Plan Application</u> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. I have referenced the <u>Preliminary Development Plan Checklist</u> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>				
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
i) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	<input checked="" type="checkbox"/>	✓	✓		
7. Plan size 18"x24" or 24"x36"	<input checked="" type="checkbox"/>	✓	✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>	✓	✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>				
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

- NOTES:**
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
 2. CONTRACTOR SHALL HAVE NC811 LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
 4. TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY FIELD SURVEY PERFORMED BY RESIDENTIAL LAND SERVICES AND PROVIDED TO THE NAU COMPANY ON 10/17/2014.
 5. NO WETLANDS, FLOODPLAINS, BUFFERS, OR ANY DEDICATED EASEMENTS ARE LOCATED ON THE PROJECT SITE.
 6. PER CITY OF RALEIGH UDO SECTION 9.1.1, TREE CONSERVATION IS EXEMPT FOR SITES LESS THAN 2 ACRES AND IS THEREFORE EXEMPT FROM THIS PROJECT SITE.
 7. GRADING AND EROSION CONTROL WILL BE IN ACCORDANCE WITH THE STANDARDS AND GUIDELINES FOR THE CITY OF RALEIGH SINGLE FAMILY LOT CONSTRUCTION STANDARDS.



EXISTING SITE DATA			
EXISTING PARCEL 1 INFORMATION	WAKE COUNTY PIN	1704-78-0569	
	OWNER	WPG PROPERTIES LLC	
	403 W AYCOCK ST	RALEIGH NC 27608	
	DEED BOOK	12302	
EXISTING PARCEL 2 INFORMATION	WAKE COUNTY PIN	1704-78-1512	
	OWNER	WPG PROPERTIES LLC	
	403 W AYCOCK ST	RALEIGH NC 27608	
	DEED BOOK	12302	
EXISTING PARCEL 3 INFORMATION	WAKE COUNTY PIN	1704-78-0534	
	OWNER	OLD OAK TREE PROPERTIES, LLC	
	PO BOX 3736	GREENVILLE, NC 27836	
	DEED BOOK	14140	
NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT	LAND USE: LOW DENSITY RESIDENTIAL	FIVE POINTS EAST	
	WATERSHED INFORMATION	TRIVER BASIN: UPPER NEUSE	
	WATERSHED NAME: CRABTREE CREEK	UPPER NEUSE	
		CRABTREE CREEK	

RALEIGH R-10 ZONING INFORMATION			
LOT DIMENSIONS	MINIMUM AREA	4,000 SF	
MINIMUM WIDTH (INTERIOR LOT)	45 FT		
MINIMUM WIDTH (CORNER LOT)	60 FT		
MINIMUM DEPTH	60 FT		
MAXIMUM DENSITY	10 UNITS/ACRE		

FIVE POINTS EAST NCOD INFORMATION	
MAXIMUM LOT SIZE	13,067 SF

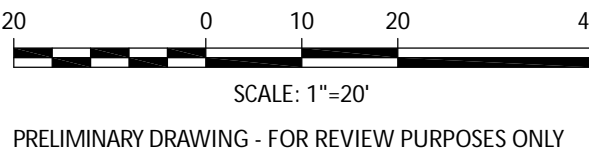
LANDSCAPING
STREET TREES SHALL BE PLACED AT 40' O.C. WITHIN LANDSCAPE PLANTING AREAS.

SIGHT TRIANGLES (PER CITY OF RALEIGH CODE SECTION 10-2086 (a))
NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE FOLIAGE, BERMING, PARKED VEHICLES OR SIGN BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET, OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.

CORNER CLEARANCE
MINIMUM CORNER CLEARANCE FROM CURB LINE OF INTERSECTION STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

SOLID WASTE COLLECTION
EACH BUILDING UNIT SHALL BE PROVIDED WITH ONE STANDARD CITY OF RALEIGH 96 GALLON RESIDENTIAL ROLL-OUT SOLID WASTE CONTAINER. THIS CONTAINER SHALL BE STORED INSIDE THE BUILDING UNIT'S GARAGE AND BROUGHT OUT TO THE CURB ON THE SPECIFIED SOLID WASTE COLLECTION DAY.

WATER/SEWER SERVICE CONNECTIONS
WATER SERVICE: CONNECT EXISTING WATER METERS AND SERVICES TO UNIT WITH 3/4" TYPE "K" COPPER DOMESTIC WATERLINE.
SEWER SERVICE: CONNECT EXISTING SANITARY SEWER CLEANOUTS TO UNIT WITH 4" SCH 40 PVC SANITARY SEWER PIPE @ MIN 2.0% SLOPE.
*INSTALL ADDITIONAL WATER/SEWER SERVICES IN COMPLIANCE WITH CITY OF RALEIGH PUBLIC UTILITIES HANDBOOK SPECIFICATIONS AND DETAILS.

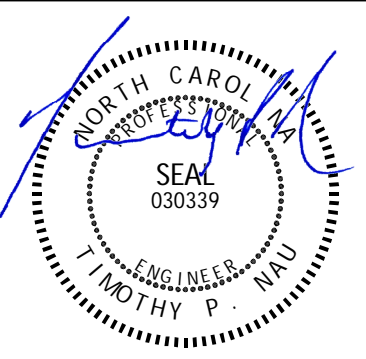


The Nau Company, PLLC
Civil Engineering & Consulting Services
PO Box 810
Raleigh, NC 27671
(919) 435-6395
NCBEL LICENSE # P-0751

CLIENT:
DAVID WEEKLEY HOMES
15401 WESTON PARKWAY SUITE 175
CARY, NC 27513
919-659-1502

REVISIONS	

WHITAKER MILL SUBDIVISION
RALEIGH, NC
SITE LAYOUT AND UTILITY PLAN



PROJECT NO:	
DESIGN BY:	JDA
DRAWN BY:	JDA
SCALE:	1"=20'
DATE:	2014-10-29
SHEET NO:	C-2